172.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	588,800 / 588,800
					USE VALUE:	588,800 / 588,800
					ASSESSED:	588,800 / 588,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		LANARK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BUSSONE LAOTI A
Owner 2:	
Owner 3:	
Street 1:	11 LANARK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PAIVA MARY T LIFE ESTATE -
Owner 2:	WENDY LEE JACOBS -
Street 1:	11 LANARK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,400 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1923, having primarily Vinyl Exterior and 1000 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8400.000	136,600	5,300	446,900	588,800
Total Card	0.193	136,600	5,300	446,900	588,800
Total Parcel	0.193	136,600	5,300	446,900	588,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 588.80 | /Parcel: 588.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 113807
GIS Ref:
GIS Ref:
Insp Date: 11/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 172.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	136,600	5300	8,400.	446,900	588,800	588,800	Year End Roll	12/18/2019
2019	101	FV	139,500	5300	8,400.	440,500	585,300	585,300	Year End Roll	1/3/2019
2018	101	FV	139,500	5300	8,400.	338,400	483,200	483,200	Year End Roll	12/20/2017
2017	101	FV	139,500	5300	8,400.	319,200	464,000	464,000	Year End Roll	1/3/2017
2016	101	FV	139,500	5300	8,400.	293,700	438,500	438,500	Year End	1/4/2016
2015	101	FV	122,400	5300	8,400.	274,500	402,200	402,200	Year End Roll	12/11/2014
2014	101	FV	122,400	5300	8,400.	252,800	380,500	380,500	Year End Roll	12/16/2013
2013	101	FV	122,400	5300	8,400.	252,800	380,500	380,500		12/13/2012

!13298!

PRINT

Date	Time
12/11/20	03:16:44

LAST REV

Date	Time
02/19/19	13:36:10
ekelly	

PAT ACCT. 13298

USER DEFINED

Prior Id # 1:	113807
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAIVA MARY T,	55283-425		8/31/2010		375,000	No	No		
PAIVA MARY T,	23141-335		5/23/1993	Convenience	1	No	No		
	11690-704		6/11/1969		24,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	HS	Hanne S
10/16/2008	Meas/Inspect	345	PATRIOT
1/27/2000	Inspected	276	PATRIOT
12/10/1999	Measured	256	PATRIOT
7/19/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8400		Sq. Ft.	Site		0	70.	0.76	6			Easemen	-5					446,880						446,900	

Total AC/HA: 0.19284 | Total SF/SM: 8400 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 446,880 | Spl Credit | Total: 446,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE W/TAN BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	0.99041307
Adj $ / SQ:	120.335
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	197969
Depreciation:	61370
Depreciated Total:	136598

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 5 | BRs: 2 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

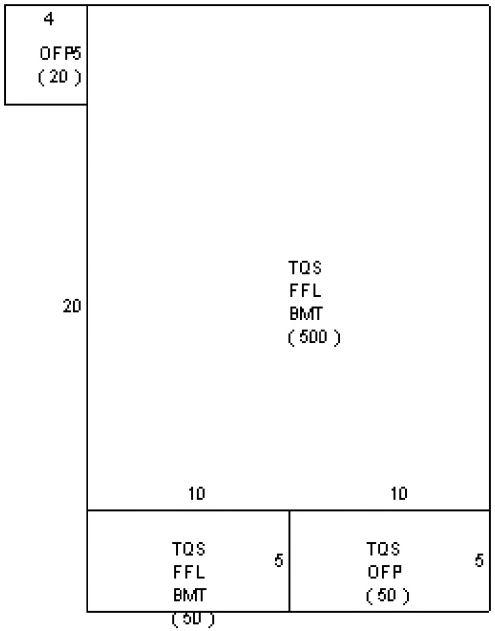
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	120.34
Special Features:	0	Val/Su Net:	84.32
Final Total:	136600	Val/Su SzAd	136.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	550	36.100	19,855
FFL	First Floor	550	120.340	66,184
TQS	3/4 Story	450	120.340	54,151
OFP	Open Porch	70	39.690	2,778

Net Sketched Area: 1,620 | Total: 142,968

Size Ad | 1000 | Gross Are | 1770 | FinArea | 1000

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

172.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20 X 21	A	AV	1950	20.95	T	40	101			5,300			5,300

More: N | Total Yard Items: 5,300 | Total Special Featues: | Total: 5,300